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504 F St NE

Board of Zoning Adjustment Exhibits

28 March 2023



Prepared for:

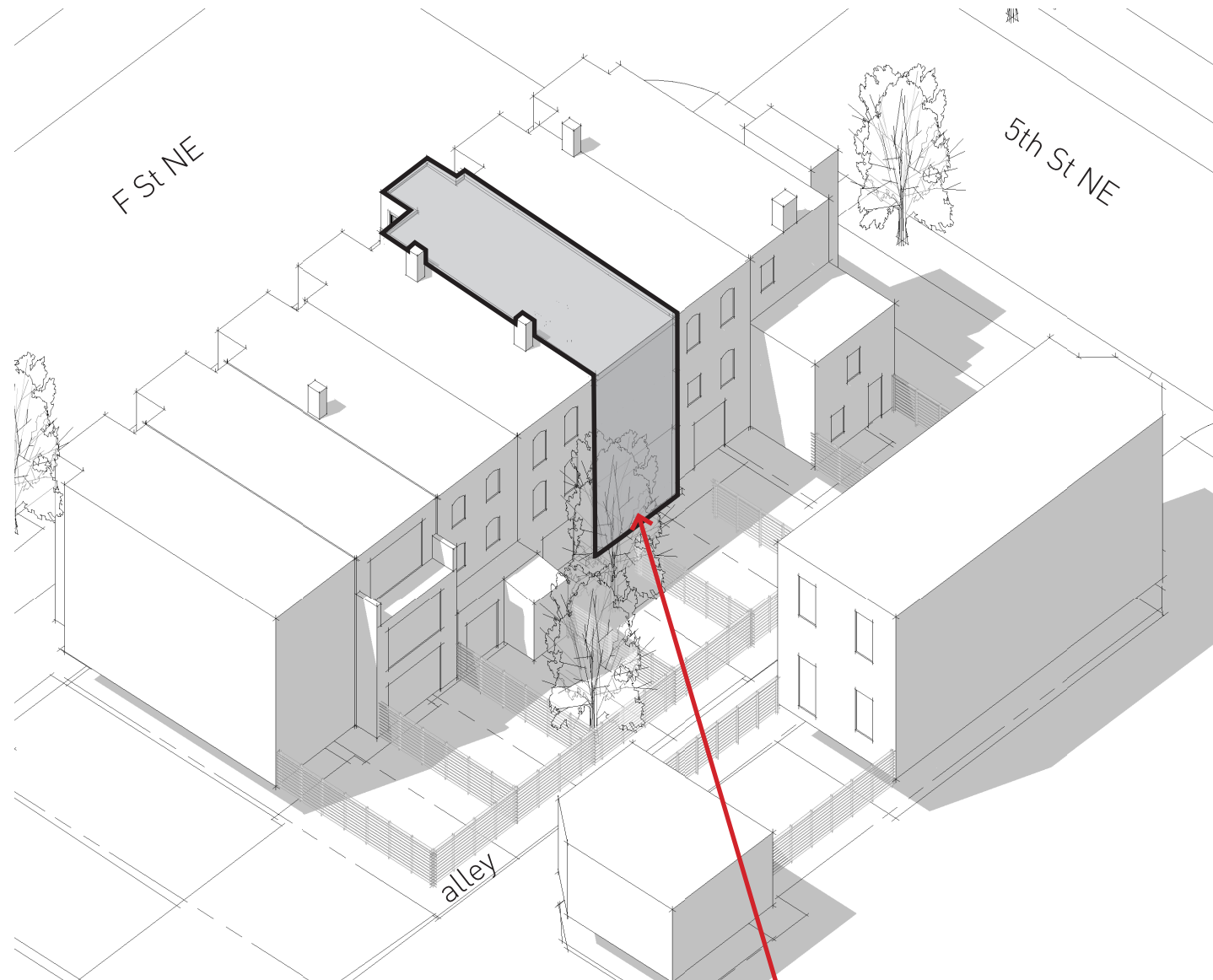
Rowlands Conte Family
Jess Rowlands

504 F St NE
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conte.jack@gmail.com

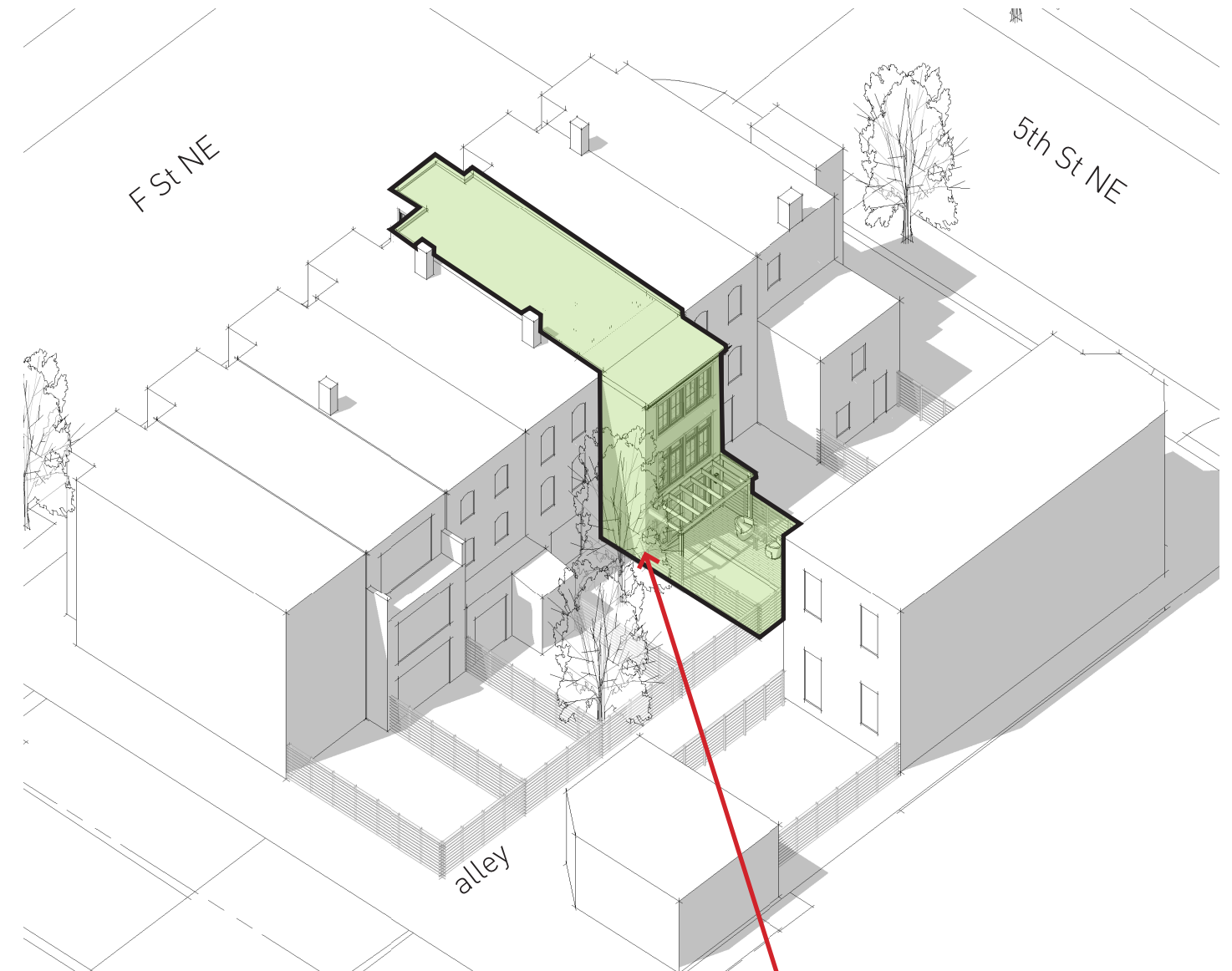
Prepared by:

Teass \ Warren Architects
Charles Warren, AIA

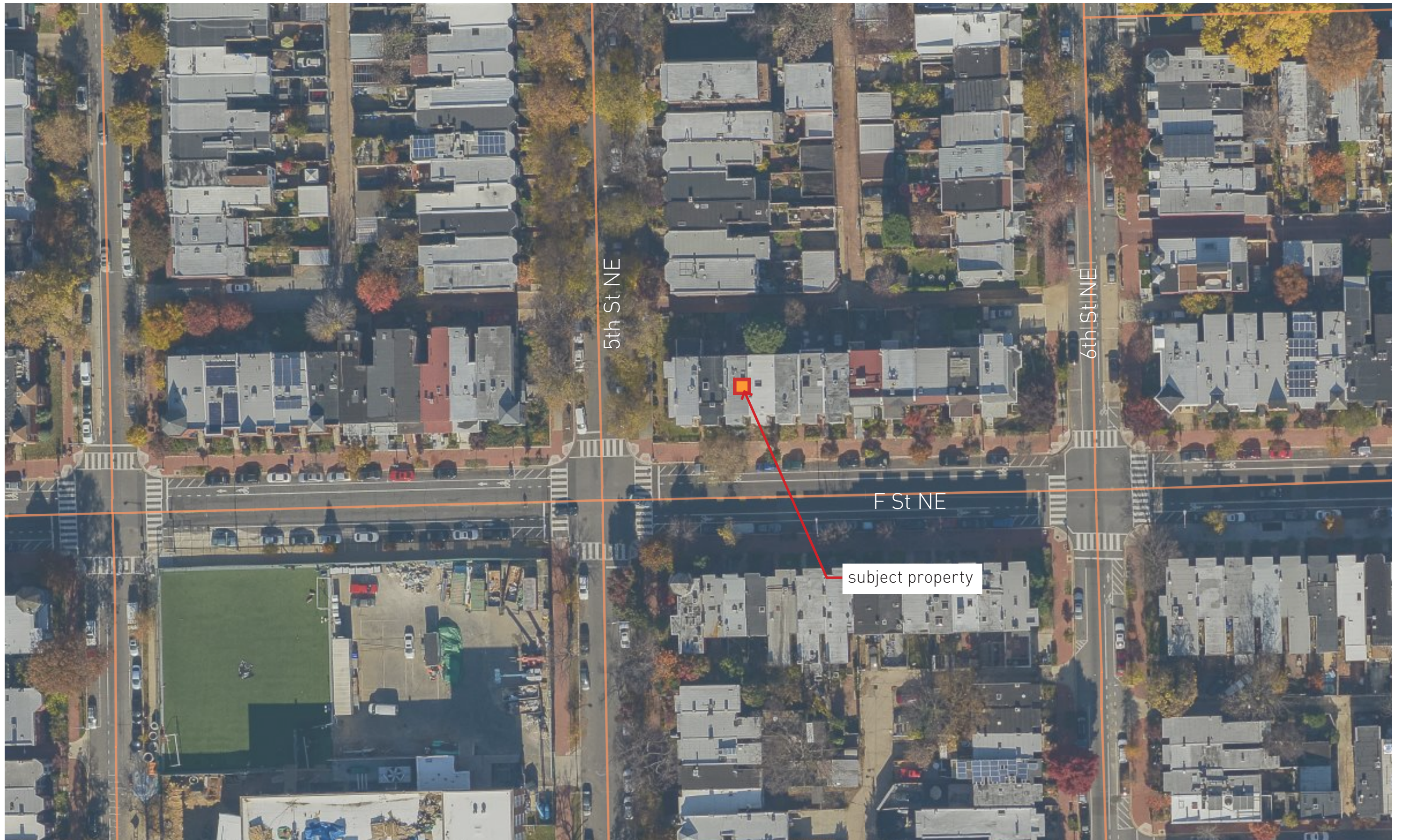
609 H St NE, Suite 600
Washington, DC 20002
202 683 6260
charles@teass-warren.com
Board of Zoning Adjustment
District of Columbia
CASE NO.20923
EXHIBIT NO.5

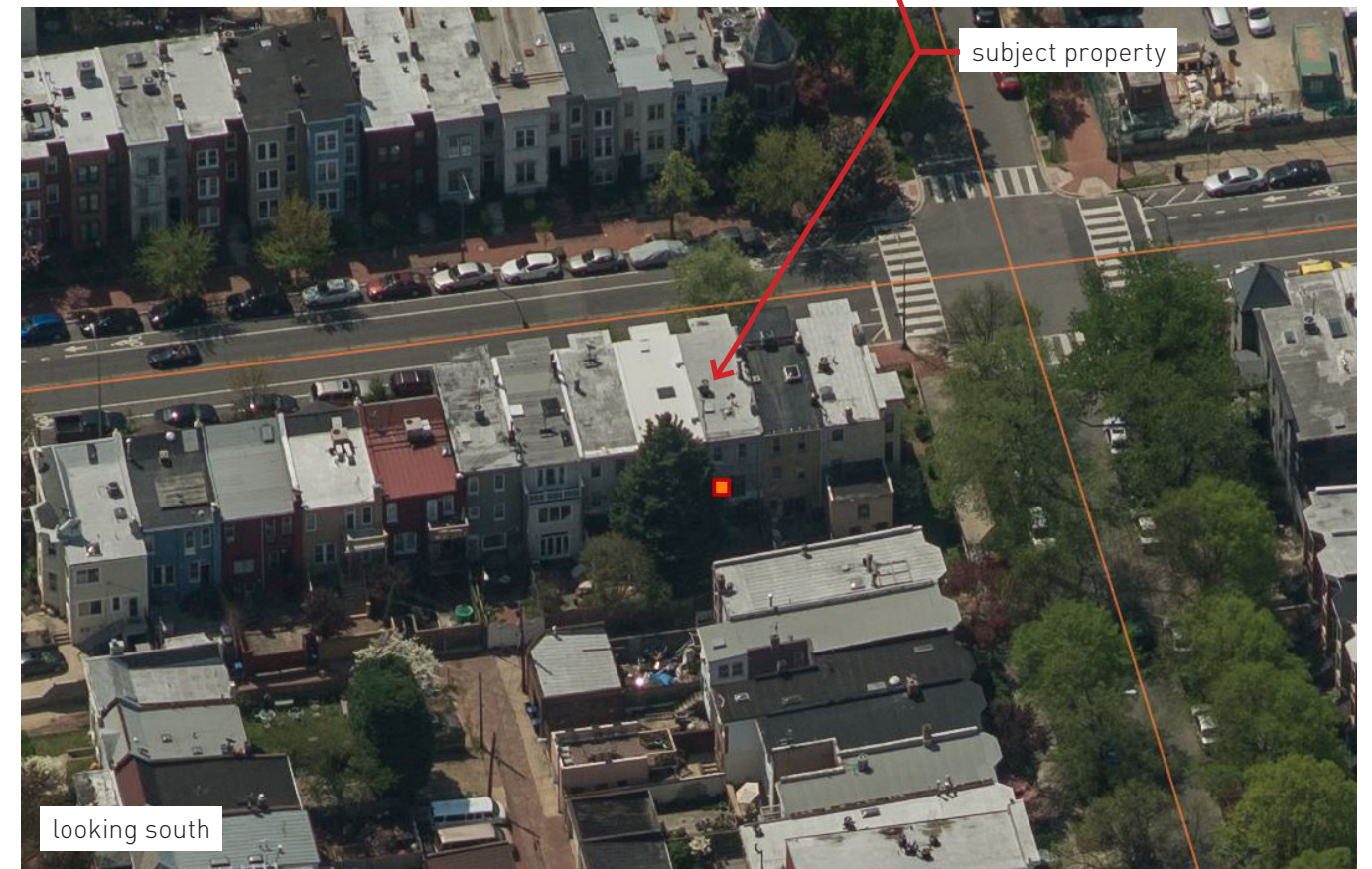
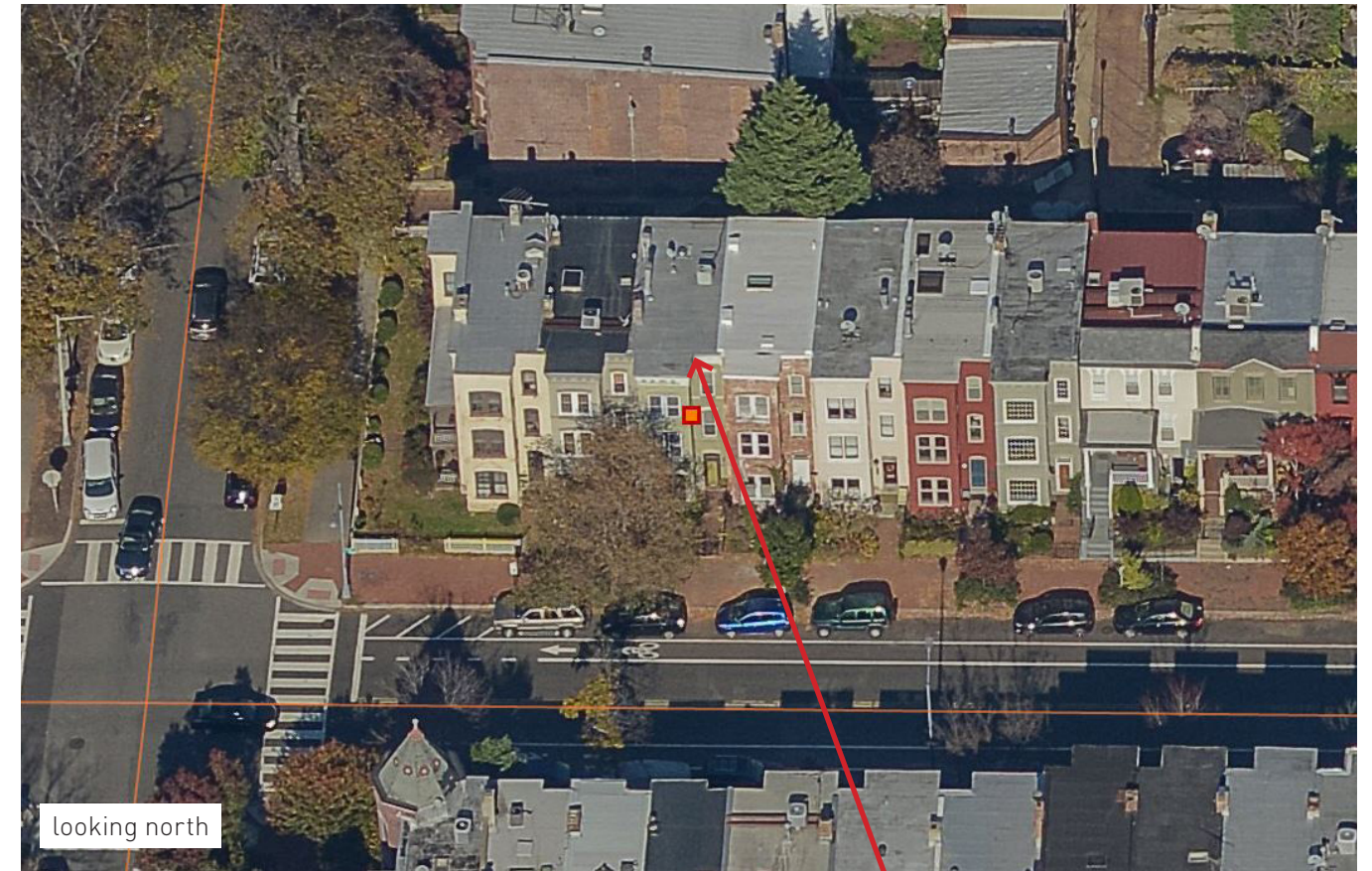


existing subject property



subject property with 70%
lot occupancy addition





subject property

subject property



ZONING SUMMARY

ADDRESS	504 F St NE Washington DC, 20002
SQUARE	0834
LOT	0025
SITE AREA (sf)	975.00
ZONE	RF-1
HISTORIC DISTRICT	N/A
EXISTING USE:	Single Family Row Dwelling
PROPOSED USE:	Single Family Row Dwelling

RF-1				
	REF	EXISTING	ALLOW. / REQ'D	PROPOSED
MAX. BUILDING HEIGHT (FT)	E 303.1	35'	35'	35'
MAX. BUILDING HEIGHT (STORIES)	E 303.1	3	3	3
MIN. LOT AREA (SF)	E 201.1	975	1,800 SF	N/C
MIN. LOT WIDTH (FT)	E 304.1	15'	18'	N/C
MAX. LOT OCCUPANCY	E 304.1	57%	60%	70%
MIN YARD REQ'TS - FRONT (FT)	E 305.1	AVG. OF EX. STREET WALL		
MIN YARD REQ'TS - REAR (FT)	E 306.1	27.78'	20'	20'
MIN YARD REQ'TS - SIDE (FT)	E 207.2	N/A	N/A	N/A
COURT - OPEN / WIDTH (FT)	E 203.1	N/A	N/A	N/A
COURT - CLOSED / WIDTH (FT)	E 203.1	N/A	N/A	N/A
COURT - CLOSED / AREA (SF)	E 203.1	N/A	N/A	N/A
PERVIOUS AREA	E 204.1	N/A	0%	0%
PARKING (NO. OF SPACES)	C 701.5	1	1 per 2 D.U.	1

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 23, 2023

Plat for Building Permit of :

SQUARE 834 LOT 25

Scale: 1 inch = 10 feet

Recorded in Book 16 Page 172

Receipt No. 23-01801

Drawn by: A.S.

Furnished to: WILL TEASS

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Rama D. Patel

For Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
 - 4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
- I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____

Date: _____

Printed Name: _____ Relationship
to Lot Owner: _____

If a registered design professional, provide license number
_____ and include stamp below.

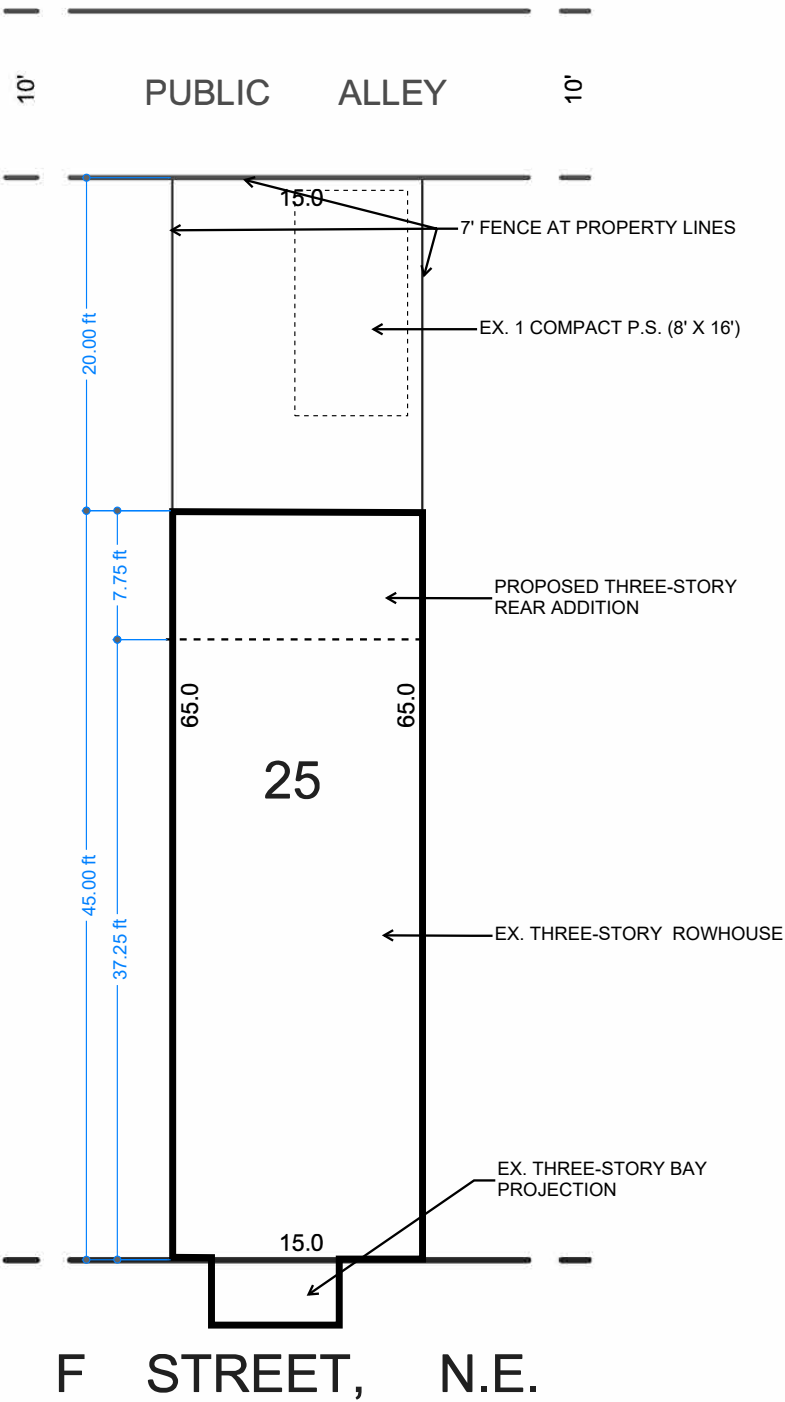


SCALE: 1:10

SR-23-01801(2023)

SHEET 1 OF 2

SQUARE 834



SR-23-01801(2023)

SHEET 2 OF 2

subject property



subject property



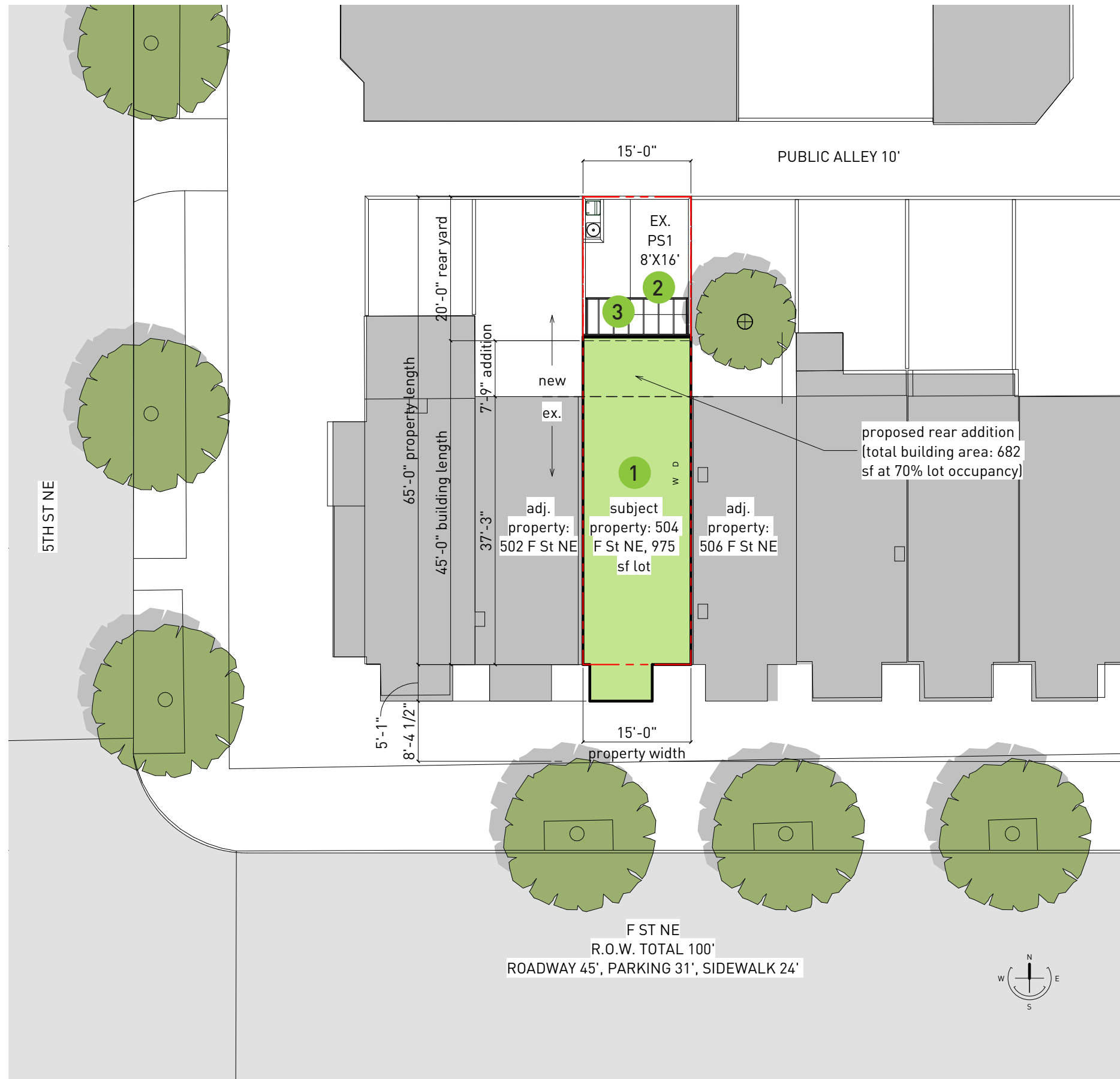
notes

- 1 existing fully attached structure to be expanded
- 2 ex. fence to be repaired
- 3 ex. 1 parking space 8'x16'

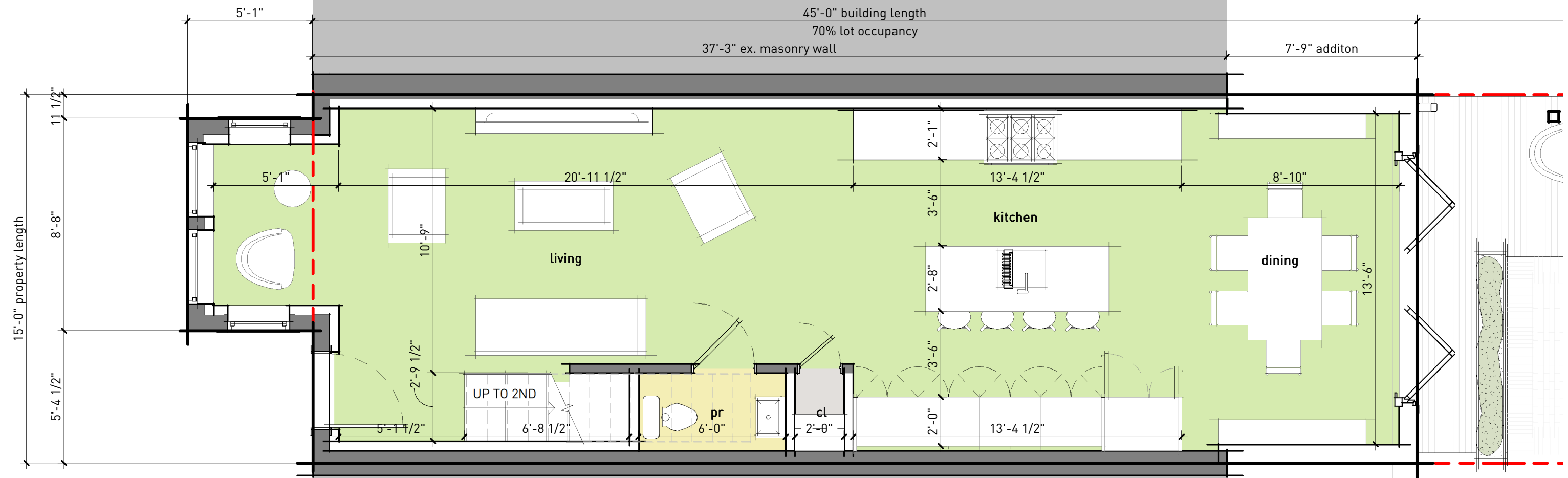


notes

- 1 proposed single-family dwelling with rear addition
- 2 ex. 1 parking space (8 x 16)
- 3 proposed wood trellis with 25" o.c joists

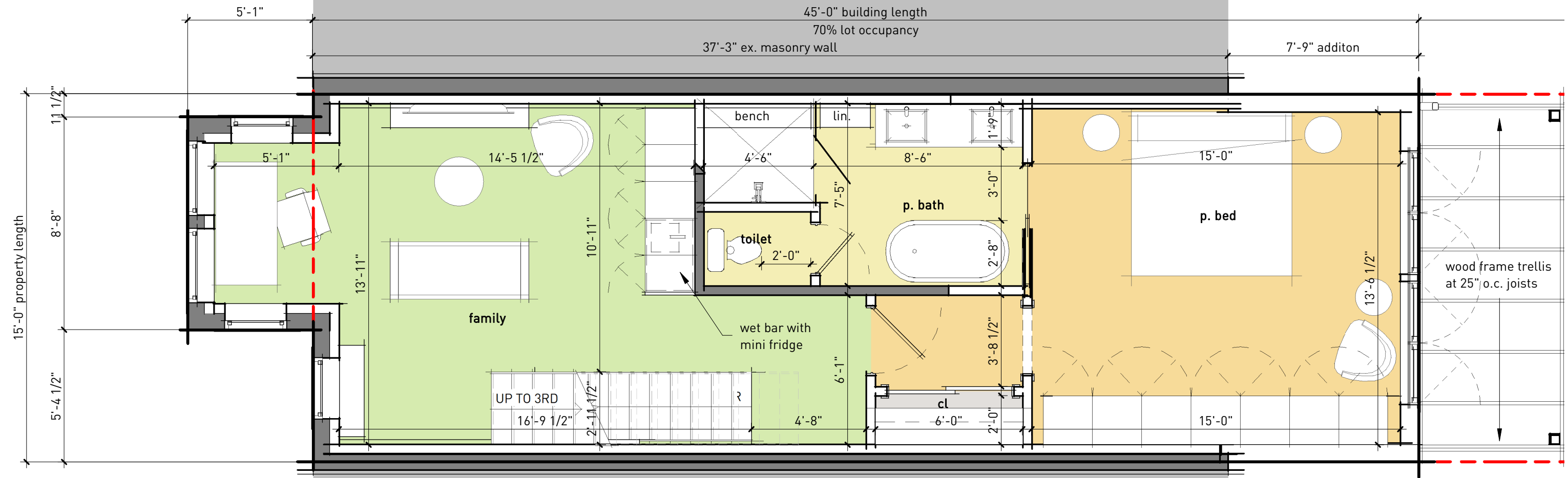


ADJ. PROPERTY: 502 F ST NE WASHINGTON DC 20002



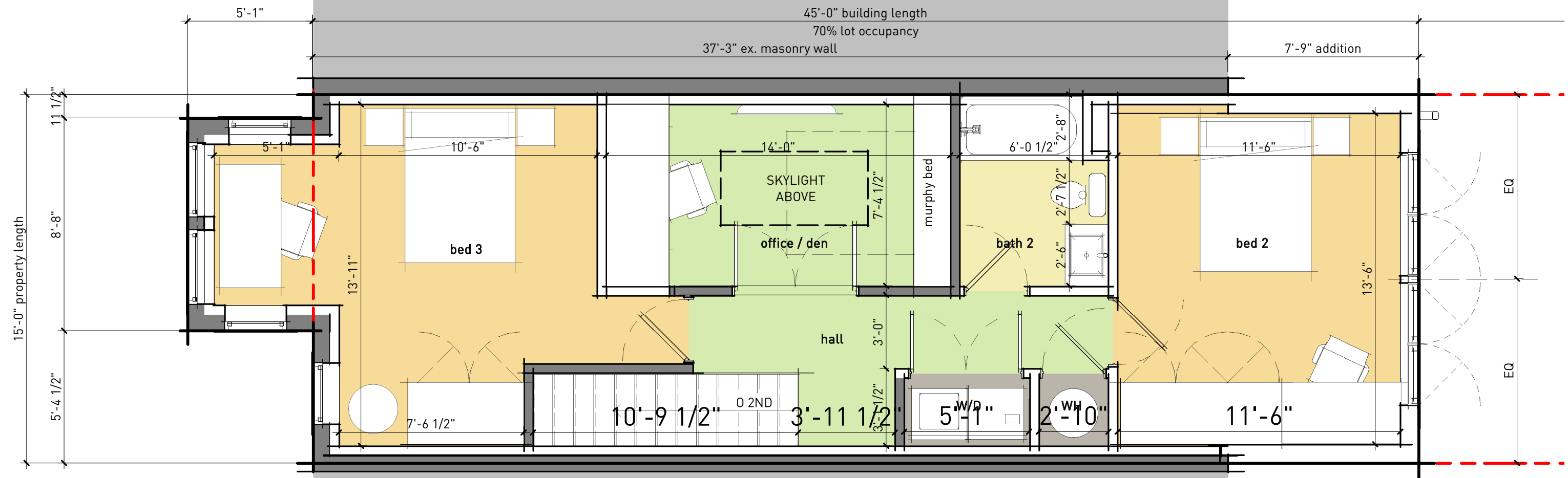
ADJ. PROPERTY: 506 F ST NE WASHINGTON DC 20002

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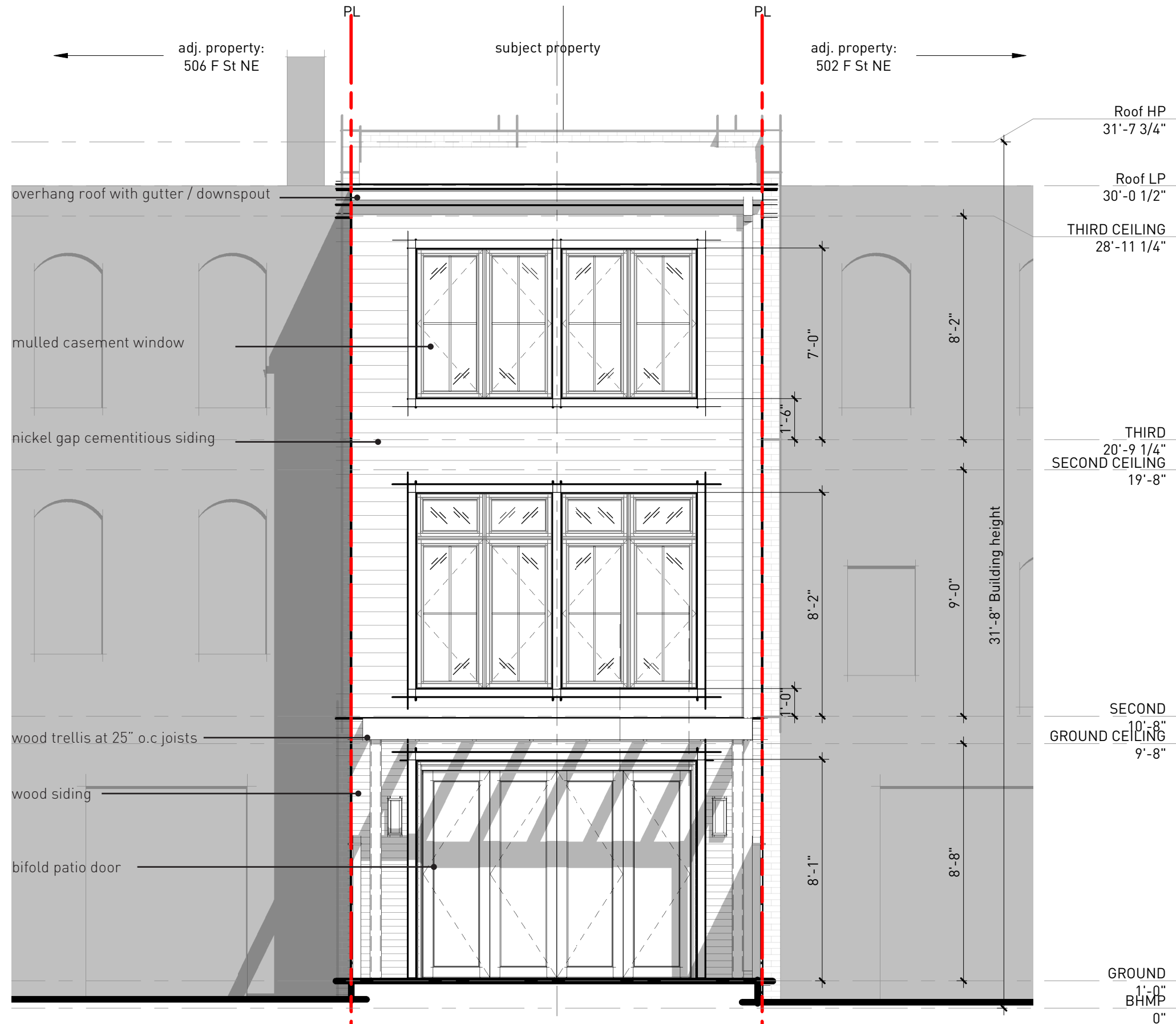


ADJ. PROPERTY: 506 F ST NE WASHINGTON DC 20002

ADJ. PROPERTY: 502 F ST NE WASHINGTON DC 20002



ADJ. PROPERTY: 506 F ST NE WASHINGTON DC 20002



notes

- 1 spring equinox (20 March)
- 2 summer solstice (21 Jun)
- 3 fall equinox (22 Sep)
- 4 winter solstice (21 Dec)

